

NEWARK REDEVELOPMENT & HOUSING AUTHORITY  
Status Report  
Schedule of Housing Projects By Private Developers  
on Urban Renewal Land or Using Authority's 11B Financing

APRIL 3, 1980

Name of Project	Source & Type of Financing	Total No. Of Units	Total Development Cost	Status
<b>COMPLETED</b>				
Nevada Street Apts.	NJHFA - Sect. 8			
Nevada & West Kinney Sts.	Senior Citizen	306	10,105,000	Completed Fall 1979
Aspen - Temple Apts.				
825-829 So. 10th St.	HUD Sect. 8 Family	82	2,766,400	Const. start 12/1/78
860-868 So. 11th St. - Rehab.				Completion 2/80
TOTAL		394	12,871,400	
<b>UNDER CONSTRUCTION</b>				
Aspen-Stratford - B&C	HUD Section 8 - Family			
17-29 Stratford Pl.-Rehabilitation	11B Financing	115	3,912,500	Construction Started March, 1980
Grace Associates	NJHFA - Sect. 8 & 236			Under construction; completion
Avon Ave. & Irvine Turner Blvd.	Family & Senior Citizen	429	17,280,000	Spring 1980.
Pilgrim Baptist Village I & II	NJHFA - Sect. 236 Family	305	13,636,000	Under construction; completion
				Spring 1980.
St Lucy's/Victoria	NJHFA - Sect. 8 Family			Const. started Nov. 1978. Com-
7th St. & Garside	& Senior	202	10,300,000	pletion expected Spring 1980.
NCC Douglas Homes				
15 Hill St.	NJHFA - Sect. 8 Seniors	135	6,175,000	Const. started Nov. 1978. Com-
SANA Proposals	HUD - Sect. 8 Family			pletion expected Spring 1980.
Livingston St & Somerset St.	11B Bonding Financing	122	5,100,000	Const. start Spring 1980 completion
				Spring 1981.
TOTAL		1,308	56,493,500	
<b>UNDER DEVELOPMENT</b>				
Eastern World	NJHFA - Sect. 8 Family	155	7,100,000	In process at NJHFA - expected to be
Spruce & Irvine Turner Blvd.	Seniors	est.		in fall 1980 Bond issue.
Valley Comm. Housing		200	10,000,000	In process at NJHFA - expected to be
Elizabeth Ave.	NJHFA - Sect. 8 Family	est.		in Bond issue fall 1980
Trinity Church Housing		74	5,000,000	processing expected to be completed
Muhammad Ali Ave. & Bergen St.	HUD - Sect. 8 Family	est.		Fall 1979, construction start
				summer 1980.
Muhammad Ali Complex	HUD Sect. 8 Family -	110	10,000,000	Very early stages of processing; no
Muhammad Ali Ave. & Prince St.	Sports Complex	units		start date projected.
St. Mary V. ls/Sanford and	11B NHA - Section 8	360	25,000,000	Waiting Hud Approval and Expected
South Orange	Senior Citizen			Construction to start Fall 1980.
TOTAL		899	57,100,000	

SHEET 4 of 4

WILLIAM REID - CHIEF OF HOUSING PRODUCTION  
STATUS REPORT -Red. #24

*Deane Finley* ✓

NEWARK REDEVELOPMENT & HOUSING AUTHORITY  
Status Report  
Low Rent Scattered Site Housing Program

APRIL 3, 1980

COMPLETED									
Name or Project Number	Source & Type of Financing & Subsidy	Total Units	BEDROOM DISTRIBUTION					Estimated Development Cost	Status
			1 BR	2 BR	3 BR	4 BR	5 BR		
James C. White Manor (Phase I) N.J. 2-25	HUD ACC Low Rent Senior Citizens Operating Subsidies	206						6,743,000	Completed 1976
2-27 Phase IV	HUD ACC, Low Rent Family + Operating Subsidies	104	--	--	58	33	13	4,075,500	Completed Dec. 1978
TOTAL		310						10,818,500	
UNDER DEVELOPMENT									
2-31 Phase V	HUD ACC, Low Rent Family + Operating Subsidies	82	29	24	17	10	2	3,036,200	Developer defaulted development designation rescinded Sept. 1979. Production alternatives being considered. Const. Projected to start Fall-80
2-31 Phase VI	HUD ACC, Low Rent Family + Operating Subsidies	27	--	16	8	3	--	878,540	Same as Phase V
2-20 Phase VIII	HUD ACC, Low Rent Family + Operating Subsidies	55	--	27	28	1	--	2,525,000	Developer signed contracts - having financing problems. Const. to start Spring, 1980.
TOTAL		165						6,439,740	
Note: Phases II & III combined with V									
		475	235	67	111	47	15	17,258,240	
Phase VII combined with Phase VIII									

NEWARK REDEVELOPMENT & HOUSING AUTHORITY  
Status Report  
Low Rent Housing Program - New Construction & Rehabilitation

APRIL 3, 1980

NAME OF PROJECT	SOURCE AND TYPE OF FINANCING	TOTAL NO. OF UNITS	BEDROOM DISTRIBUTION					TOTAL DEVELOPMENT COST	STATUS	
			1 BR	2 BR	3 BR	4 BR	5 BR			
UNDER DEVELOPMENT										
NJ 2-29 - NIHA New Construction	HUD ACC-Family Housing + Operating Subsidy	50	--	15	30	5	--	1,950,000 (est.)	Awaiting site approval from HUD - Construc- tion projected to start Spring - 1981.	
NJ 2-30 - NIHA New Construction	HUD ACC-Family Housing + Operating Subsidy	58	--	29	28	1	--	2,262,000 (est.)		
<u>Location S.C.</u>										
New Public Housing NJ 2-27 12/29/77 NR1A South Broad Street New Construction - Turnkey	HUD ACC Family Housing + Operating Subsidy	100	--	33	53	14	--	4,000,000 (est.)	Site selection and re- view in progress. RFP's to be published Summer 1980. Construc- tion projected to start Spring 1981.	
New Public Housing NJ 2-28 12/29/77 NR1A North Broad Street New Construction - Conventional	HUD ACC Family Housing + Operating Subsidy	100	--	33	53	14	--	4,000,000 (est.)		
New Public Housing NJ 2-29 12/29/77 NR1A Elizabeth Ave. Valley New Construction - Turnkey	HUD ACC Family Housing + Operating Subsidy	100	--	33	53	14	--	4,000,000 (est.)		
TOTAL		408		143	207	48		16,212,000.		

SHEET 2 OF 4

WILLIAM REID - CHIEF OF HOUSING PRODUCTION  
STATUS REPORT - Rad. 24

Status Report  
Authority Sponsored Section 8 Projects

APRIL 3, 1980

Name of Project	Source & Type of Financing & Address	Total No Of Units	BEDROOM DISTRIBUTION					Total Development Cost	Status	
			1 BR	2 BR	3 BR	4 BR	5 BR			
COMPLETED										
8-1 Branch Brook Elderly Franklin Avenue	Sec. 8 Senior Citizen + Private Financing Thru 11B Bonding	200	160 +20-handicapped	20	--	--	--	6,284,900	Completed July 1973	
UNDER DEVELOPMENT										
8-2 Fairview Houses Hunterdon St. 18th Ave.	Sec. 8 Family Housing Sec. 221 (d) (3) Mortgage Insurance + Private Financing Thru 11B Bonding	135	--	45	70	20	--	5,350,000	Awaiting firm commitment from HUD. Construction projected to start Summer 1980.	
8-4 PHA OWNER SEC. 8 Family Clinton Arms Apartments Clinton Avenue & Hunterdon St.	FHA Mortgage Insurance + Authority issued Tax Exempt Bond 11B Financing	72	--	24	36	6	6	2,880,000 (est)	Preliminary Approval received from HUD. Construction start projected - Fall/ 1980.	
8-5 PHA OWNER SEC. 8 Family West Side Villa 11th & Rowley	FHA Mortgage Insurance + Authority issued Tax Exempt Bond 11B Financing	50	--	19	24	5	2	2,000,000 (est)		
8-6 PHA OWNER SEC. 8 Family Norfolk Square Apts. Norfolk & Hartford	FHA Mortgage Insurance + Authority issued Tax Exempt Bond 11B Financing	56	--	20	28	8	--	2,240,000 (est)		
Total		513	180	128	158	39	8	18,754,900		

FY 79:

Housing Projects Receiving Firm Financial Commitment

Source: HUD Newark Area Office

PROJECT

NAME/NUMBER

Unit Total

E

1

2

3

4

5

New Sec 8 - HFA

Lincoln Park Towers North  
NJ 39-H085-69

144

144

Ballantine House  
NJ 39-H085-072

168

168

New Comm. Gardens  
NJ-H085-088

233

160

4

21

42

6

HFA Total

545

472

4

21

(42)

6

New Sec. 8 - HUD

Trinity II  
NJ 39-0021-003

43

0

18

15

9

1

Essex Plaza III  
NJ 39-A013-008

60

0

0

0

0

60

HUD Total

103

0

18

15

9

61

PHA - Zero

3

Total New Construction

548

472

22

36

51

67

Reb Sec - HFA

Lincoln Park Tower  
NJ 39-A013-001

79

79

Rehab Sec. 8 HUD

Essex Plaza II  
NJ 39-A013-002

150

0

102

31

13

2

Commodore I, II  
NJ 39-002-002

56

0

22

21

13

Lock Street  
NJ 39-0022-025

49

0

9

36

4

Willow Court  
NJ 39-0022-026

42

0

6

30

6

HUD Total

297

0

139

118

36

2

PHA - Zero

297

0

139

118

36

2

Total Substantial Rehab

376

79

139

118

36

2

Existing Subsidy - Sec 8

NJ 39-E 002-006

100

40

0

47

13

0

NJ 39-E 002-007

50

5

5

30

10

0

150

45

5

77

23

0

Grand Totals

1,174

596

166

131

110

69

2